

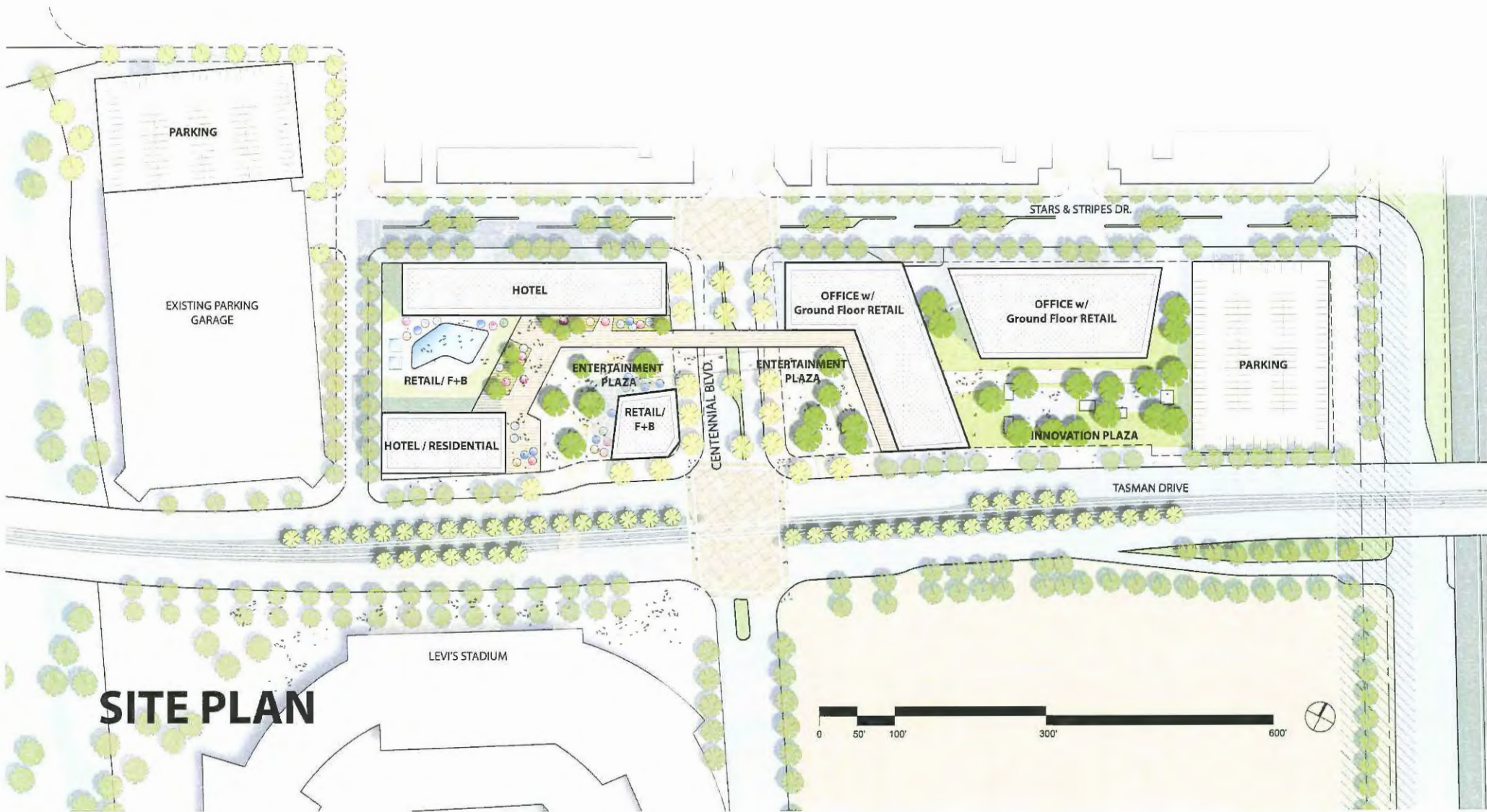


City of Santa Clara Council/Staff Work Study Session

Montana Development Proposal

October 30, 2013





SITE PLAN







LAND USE - UPPER LEVEL





City of Santa Clara Council/Staff Work Study Session

Related Development Proposal

October 30, 2013

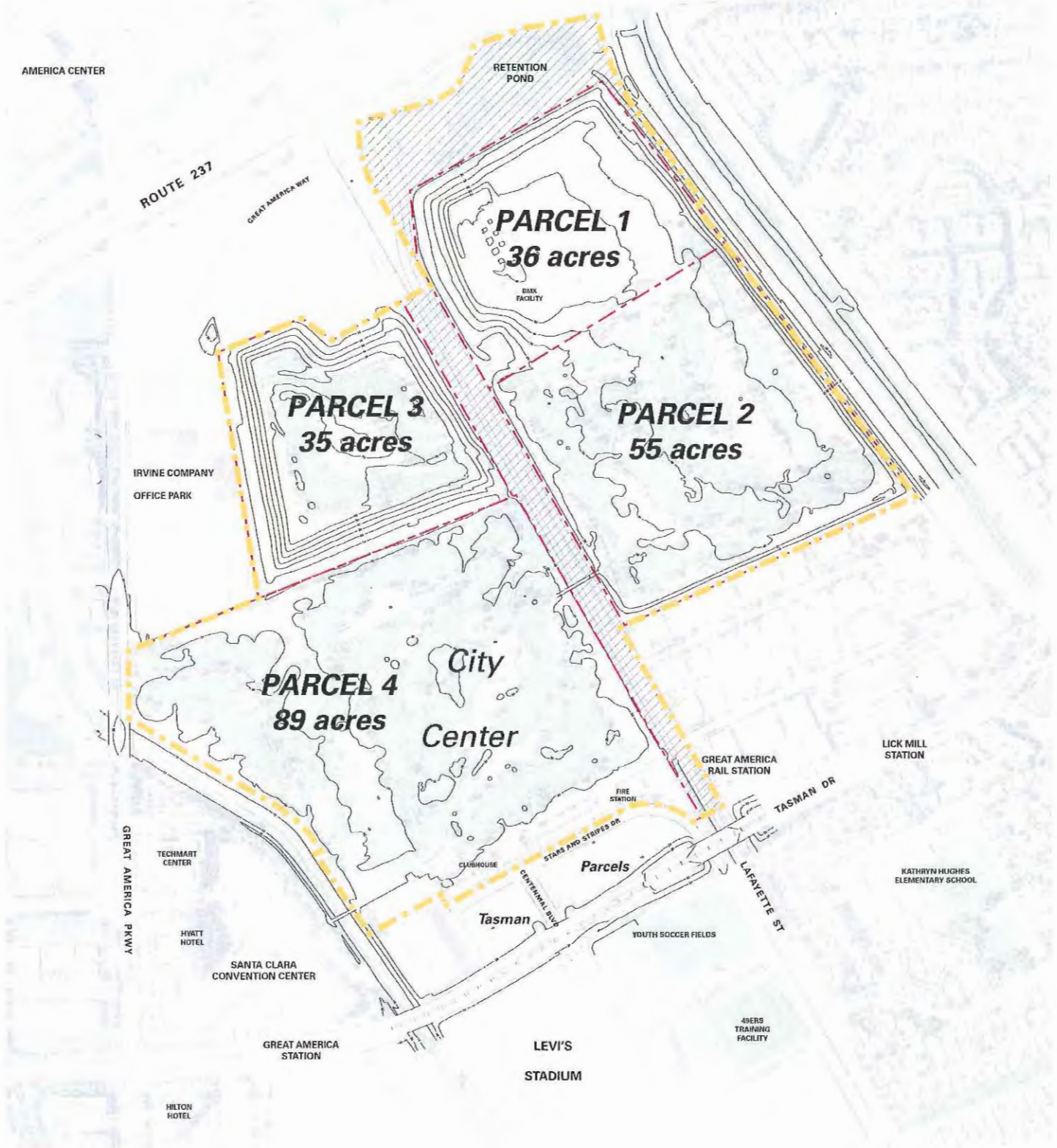


CITY PLACE SANTA CLARA

OCTOBER 2013

 RELATED



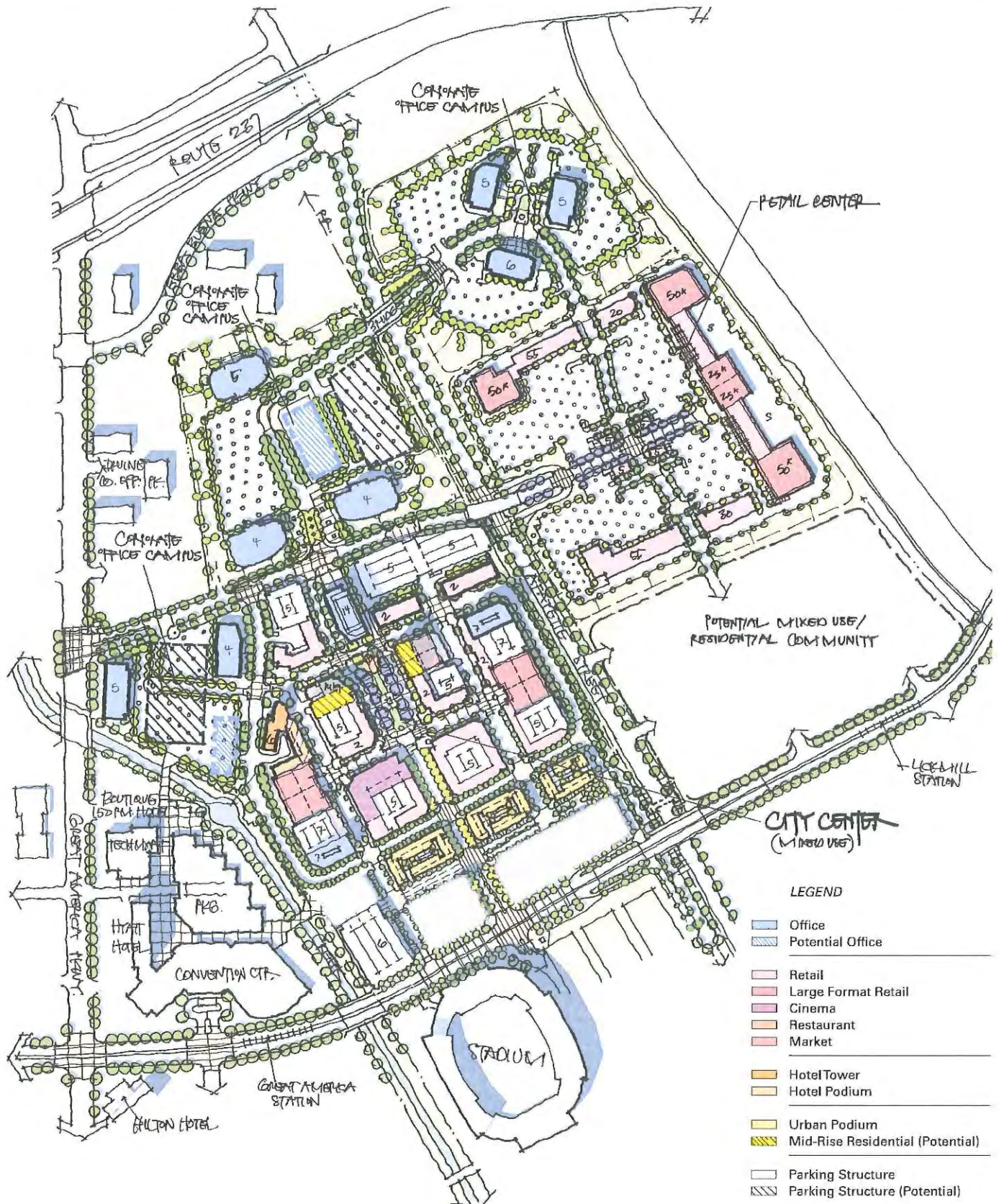


Total Development Area:
215 Acres

LEGEND

- ENA Site Boundary
- Development Parcels
- Excluded from Development Site





Land Use	Floors	SF of development	Estimated Parking
RESIDENTIAL (3 buildings, 907 sf/unit)	5	566,000 530 residential units	849
COMMERCIAL USES (Retail, F&B, Entertainment)	1~2	1,443,700	6,435
OFFICE (10 buildings, 25-40K footprint)	4~14	2,270,000	6,810
HOTEL (1 building, 800 sf/unit)	9	160,000 200 hotel units	200
POTENTIAL OFFICE & RESIDENTIAL	5-12	808,000 300 residential units	1,583
GRAND TOTAL		5,247,700 700 residential units	15,876

City Center Program (included above)

Building Type	Floors	SF of development	Estimated Parking
Retail Anchor (3 buildings (one optional, 50K footprint))	2	300,000	1,200
Retail and F&B	1~2	380,000	1,520
Mixed Use Retail	1	106,800	427
Corporate Office Retail	1~2	100,000	400
Restaurant on Square	1	12,000	48
Market	2	18,900	76
Cinema	1	60,000	900
COMMERCIAL USES		977,700	4,571
OFFICE (2 buildings, 25K footprint)	7	350,000	1,050

SF of Development by Parcel

	Land Area (acres)	SF of Development	FAR
PARCEL 1	36	480,000	0.31
PARCEL 2	55	466,000	0.19
PARCEL 3	35	520,000	0.34
PARCEL 4	89	2,973,700	0.77
Excluded from Development Site	16		
GRAND TOTAL	230	4,439,700	0.44



Parcel 2 (Option A)

Land Use	Floors	SF of development	Estimated Parking
OFFICE (4 buildings, 30K footprint)	6	720,000	2,160
OFFICE (Potential) (2 buildings, 40K footprint)	5	400,000	1,200



City of Santa Clara Council/Staff Work Study Session

Update of Golf Course/Stadium Parking

City Manager's Office

October 30, 2013

Overview

Golf Course Parking

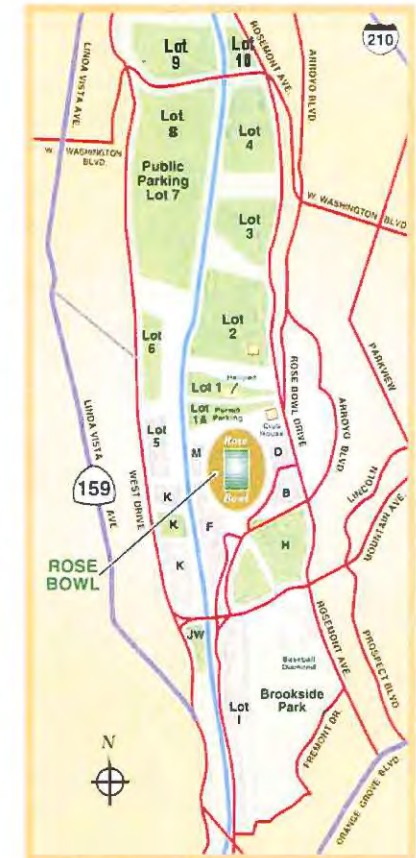
- Located minutes away from Levi's Stadium and California's Great America. A par 72 championship course measures 6,704 yards.
- Lessons Learned from Rose Bowl Golf Course Parking
- Layout of Parking Areas
 - Proposed improvements for wet-weather parking
- Parking Agreement Parameters
 - Integration with Transportation Management Plan & CEQA
 - 49ers (Management Co.) responsible for Capital Expenditures
 - American Golf will be reimbursed for repairs to golf course and lost revenue



Lessons Learned from Rose Bowl Parking



Rosebowl College Football Event Parking with Temporary Lighting



Operating as Stadium Event Parking since 1970s



Designated Parking Lot



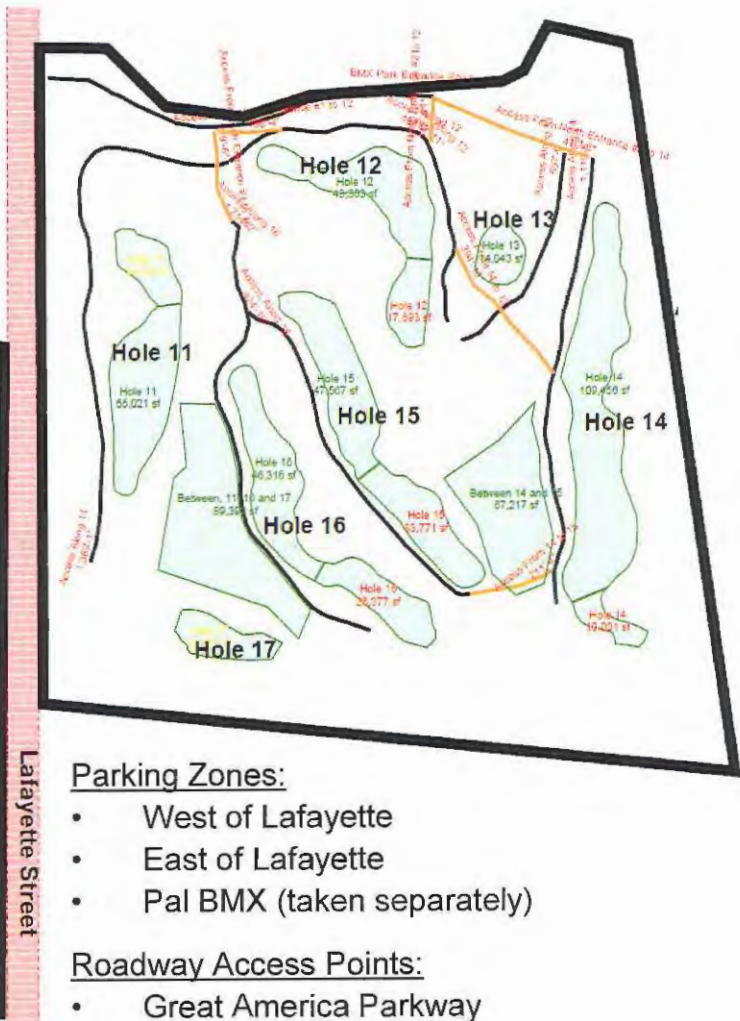
Parking on Fairways



Hospitality & Concession Areas

49ers (Management Co.) responsible for Capital Expenditures

49ers (Management Co.) responsible for Capital Expenditures



- West of Lafayette
- East of Lafayette
- Pal BMX (taken separately)

- Great America Parkway
- Lafayette Street

Parking Agreement Parameters

- ☒ No use or obligation of General Fund monies
- ☒ Mitigate impacts to Santa Clara Golf & Tennis
- ☒ Project subject to integration with Stadium TMOP and CEQA
- ☒ Synergy with Surrounding Development (No negative impact to Related or Montana Exclusive Negotiating Agreements)
- ☒ Address Convention Center Parking issues (Convention Center Parking Garage)
- ☐ Amend Landfill Postclosure Plan (in progress)
- ☐ Finalize SCSA Parking Pro-Forma (in progress)
- ☐ Bring Plan to City Council & Stadium Authority (November 19th)

Stadium Parking Objective

Stadium Parking Needs

Estimated stalls needed	21,000
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Stadium Parking Progress to Date

Executed contracts	11,000
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Contracts pending execution	5,000
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Current Negotiations with Businesses (Note 1)	4,000
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Golf Course Parking	up to 5,000
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Parking stalls Progress to Date	25,000
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Note:

1. 49ers (Management Co.) in current negotiations with neighboring businesses for an additional 4,000 stalls.

2. The projected parking at the golf course would put us over goal and would give Levi's stadium significantly more flexibility in booking events.

Updated October 24, 2013





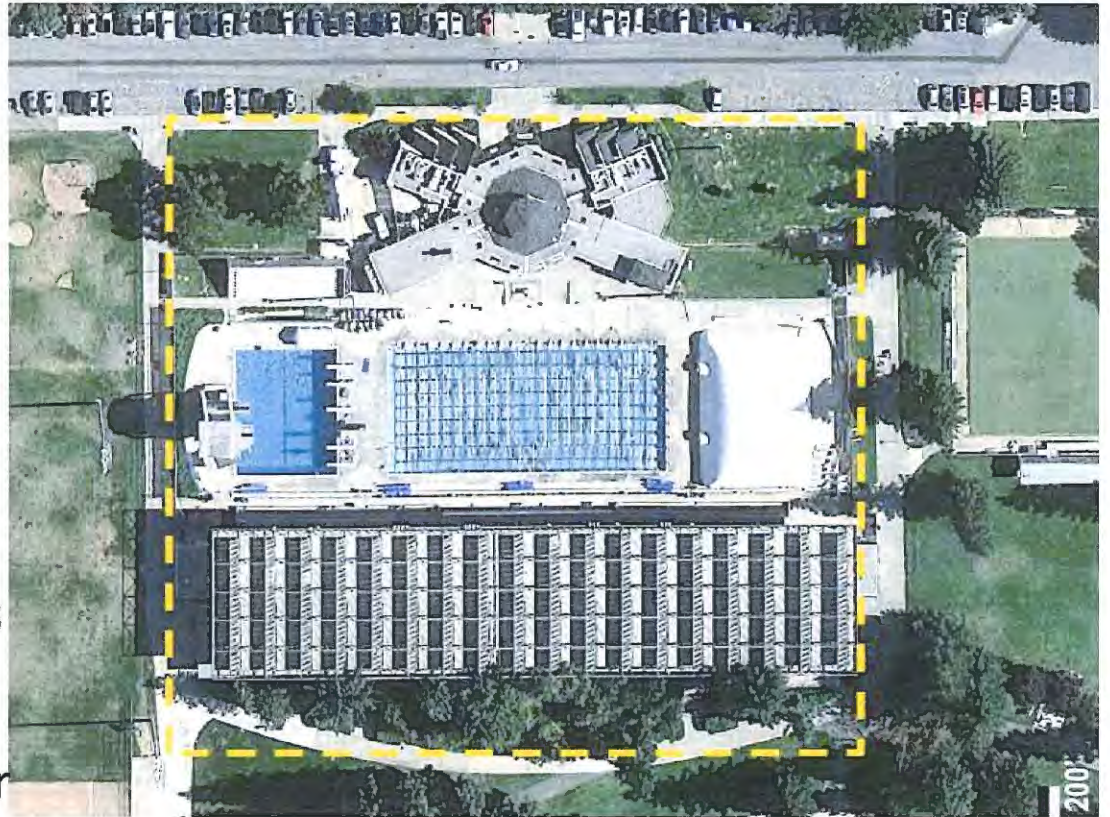
City of Santa Clara Council/Staff Work Study Session

**Partnership Opportunities with International
Swim Hall of Fame (International Swim Center)
Director of Parks & Recreation**

October 30, 2013

George F. Haines International Swim Center Central Park

- City Facility Built in 1966
- Home of
 - Santa Clara Swim Club
 - Santa Clara Dive Club
 - Santa Clara Aquamaids
 - City Recreation Swim Programs
 - International Grand Prix – 46th annual
 - 28 major annual swim events
- February 26, 2013, Council approved Parks & Recreation Commission recommendation for Aquatic Facility Program Analysis
- September 10, 2013, City contracted *The Sports Management Group* to conduct study



Silicon Valley Aquatics Initiative (SVAI) Proposal

International Swim Center

- Total Renovation
- Central Park Location
- Same Size Footprint
 - Adds 1, 50 meter pool
 - Adds Community Water Play area
 - Adds Fitness Facility (dry land training)
- 100% Private Donor Development
- \$40-46 million estimated Cost
- Gifted to, Owned/Maintained by City
- Facility Use Agreements
- Eco-Friendly, LEED Certified
- Improved, High-end Facility
- Sound Operational Economics
- Public Process
- Address Neighborhood Impacts



Project Update

Current Process, Progress, Next Steps

- ✓ Conduct Aquatic Facility Program Analysis (TSMG)
 - ✓ Baseline Operational Analysis
 - ✓ Benchmark to other Facilities
 - ✓ SWOT Analysis of Proposed Designs
 - ✓ City 2008, SVAI 2012
 - Program Menus
 - Competitive Market Analysis
 - Operational Recommendation
 - Alternate Program Designs
 - Increase Level of Service & Cost Recovery & Facility Design
- Conduct Public Information Research & Input
 - Test assumptions, address community needs
 - Focus Groups & Community Statistical Survey
- Work With SVAI& Parks & Recreation Commission
- Provide Recommendation to Council
- Develop Funding Plan
- Implement Phased Approach



International Swimming Hall of Fame (ISHOF)

- Established in 1965, Fort Lauderdale, FL
- Recognized in 1968 by FINA
- A not-for-profit educational organization
- Mission: promote the benefits & importance of swimming as key to fitness, health, quality of life, and the water safety of all adults & children
- Museum & Exhibits: 7,500 sq. ft. showplace for swimming, diving, water polo and synchronized swimming
- Collections & Archive: world's largest—aquatic & Olympic medals, pins, badges, certificates, memorabilia
- Pools: Competitive swimming, water polo, diving, open water swimming, synchronized swimming and masters
- Lease expires February 2015



ISHOF Board of Directors: Dennis Carey; Donna DeVarona; Jim Ellis; Eldon Charles Godfrey; Stu Isaac; Richard Korhammer, President; Tod Spieker; Mike Snyder, Chairman; Mark Spitz, Chairman Emeritus; Katsuya Wada; Bruce Wigo, CEO.

Potential Partnership Opportunity

ISHOF

- ISHOF-Relocate to Santa Clara?
 - SVAI-Support
 - Relocation Costs, Unknowns
 - Temporary Location/Space
 - Council Support?
 - Guiding Principles, Formal Proposal Request
- Co-Locate ISHOF at ISC?
 - Potential Joint Capital Campaign (ISHOF, SVAI)
 - \$10 million ISHOF Commitment?
 - Compatibility & Integration of Business Models
 - Facility Design Parameters & Construction Costs
 - Display & Collections Space
 - Program Opportunities (World Class Competitive Event Pavilion)
 - Operations Plan (Staff, Events, Fees)
 - Future Facility Operation & Maintenance Plan
 - ISHOF Operational/Program Endowments?
 - General Fund Support?



Next Steps

- ✓ Obtain Council Feedback from this Study Session
- ✓ Develop Guiding Principles for Discussion with ISHOF
- ✓ Request Formal Proposal from ISHOF
- ✓ Add ISHOF Proposal into Current Aquatic Program and Feasibility Study
- ✓ Adjust Project Parameters/Timelines
- ✓ Parks & Recreation Commission Review
- ✓ Council Review



City of Santa Clara Council/Staff Work Study Session

Affordable Housing Partnership Opportunities

Planning & Inspection Department
September 12, 2013

Planning & Inspection Department

Affordable Housing Partnerships

Housing Opportunity Sites

City-owned Properties*

BAREC Senior Housing Site

Monroe/San Tomas Site

Downtown Properties

Former Fire Station 5

City Hall (future)

Gianera Street Residence

Private Properties

South Drive RR Site

Kings Highway Motel/Auto Repair

St. Francis/Sterling Motels

ECR Vacant Sites

Santa Clara Station Area

GP 2015 Focus Areas

* Subject to RDA Dissolution Resolution

Affordable Housing Partnerships

Partnership Concepts

- Provide long-term nominal lease rate on City-owned properties
- City could purchase properties and lease to non-profit developer
- Identify City funding sources to supplement design or construction costs (consistent with tax credit financing approach of past)
- Subsidize entitlement, permit or development fees
- Subsidize operating costs via agreements to reduce water, power, sewer, garbage rates
- Promote and match support from SCC Housing Trust
- Establish partnerships with Chambers of Commerce, SVLG and with City-based corporate entities to promote direct financial support for quality housing projects

Affordable Housing Partnerships

Possible Next Steps

- Determine opportunities on City-owned properties pending conclusion of RDA dissolution
- Appoint Council subcommittee to explore with staff the variety of options and assist in outreach
- Outreach to selected non-profits, chambers, housing support agencies and corporate citizen
- Identify options for available pool(s) of City funds, and County housing set-aside monies
- Prepare an array of City fees and utility rates that could be combined as incentive packages



City of Santa Clara Council/Staff Work Study Session

5-Year Plan for Silicon Valley Power Electric Utility Department

October 30, 2013

Future Capital Plans



- **“Routine” distribution, transmission, generation, and fiber facilities**
 - New business and capital replacements
 - \$8 to 10M per year
 - Funded from operating revenues and developer contributions
- **Technology Upgrade Projects**
 - Advanced meter infrastructure
 - Enhance fiber network
 - GIS
 - \$5M per year



WiFi Coverage of Santa Clara*
Based on Deployment Density



Future Capital Plans



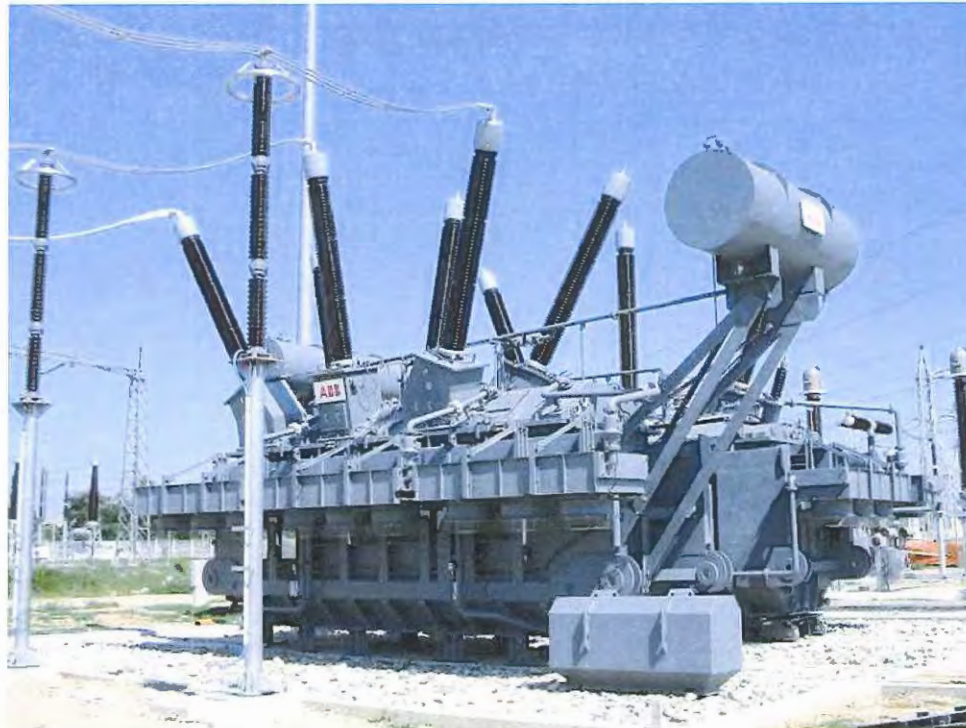
- **Substation Expansion and Rebuild Programs**
 - **Funded from operating revenues and developer contributions**
 - **2014 and beyond –**
 - **Serra Substation – Ground Up Rebuild and Expansion – General Distribution**
 - **Fairview substation – New – General Distribution - data center load**
 - **Esperanca Substation – New – General Distribution**
 - **Future additions and rebuilds in planning stages or being identified**



Kenneth Substation

Future Capital Plans

- **Phase-shifting transformer**
 - Reduces future transmission access charges (TAC)
 - In financial projections, funding coordinated with TAC savings (5-7 yr. simple payback)



Goals and Objectives



- **Green House Gases/Climate Change**
 - Continue Efficiency, Solar and EV programs
 - Grow Santa Clara Green Power
 - Optimize Cap and Trade for utility
 - Streamline record keeping and reporting
 - Resolve San Juan
- **National Reliability Standards**
 - Restructure compliance team
 - Enhance “culture” of compliance
 - Improve and streamline documentation



San Juan Power Plant

Goals and Objectives



- **Infrastructure and Technology**
 - **Utility communication infrastructure**
 - **SVP MeterConnect Wi-Fi**
 - Roll out advance meters
 - **Street light enhancement**
 - LED conversion
 - Decorative alternatives
 - **Review use of resource assets**
 - Enhance value of COTP
 - California-Oregon Transmission Project
 - SCE transmission contract
- **Business structure**
 - **Maintain/improve bond rating**
 - **Review rate structure**
 - **Review staffing and resource levels**



Wi-Fi Radio



California Oregon
Transmission Project

Thank you,
Questions?



*Giving You the Power
to Change the World*



City of Santa Clara Council/Staff Work Study Session

Discussion About Convening a
Council “ad hoc Committee re:
Dissolution of the former RDA”

October 30, 2013



City of Santa Clara Council/Staff Work Study Session

Computer Replacement Program Information Technology Department

October 30, 2013



Computer Replacement Program

Strategic Plan Objective:

- March – Sept 2013: Ensure upgrade of 50% of computers with current technology and identify funding for 100% upgrade of city and public use computers
- Sept 2013 – March 2014: Ensure upgrade of 100% of staff and public use computers with current technology

Key outcomes:

- Address employee dissatisfaction and improve end-user productivity
- Refresh aging hardware running Windows XP/Office 2003. Microsoft support ending April 8, 2014
- Ensure reliability & stability of City's IT systems in delivering mission critical services
- Minimize disruption via training and change management
- Identify & upgrade departmental applications for compatibility



Computer Replacement Program

- 460 (61%) Staff Desktops migrated to Windows 7/Office 10
- Launched “C-Simply - connect, collaborate, create simply”
- End-user and department feedback has been very positive
- Delivering on all of the key outcomes
- Departments migrated so far:
 - City Attorney
 - City Clerk
 - City Council
 - City Manager
 - Finance
 - Fire
 - Planning (Housing)
 - HR
 - IT
 - Library
 - DPW: Streets/Auto
 - Water & Sewer
 - Police (in progress)
- Funding approved and on track to refresh remaining staff and public use computers by March 2014



City of Santa Clara Council/Staff Work Study Session

**Discussion of Commission Roles &
Responsibilities with Possible Recommendations
for a new Commission Structure**
City Manager

October 30, 2013